

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170	-172	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	170-172 MYSTIC VALLEY LLC			
Owner 2:				
Owner 3:				
Street 1:	20 BROWNING RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	NUGENT WARREN C -		
Owner 2:	-		
Street 1:	20 BROWNING RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Asbestos Exterior and 2344 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11575	Total SF/SM:	5042	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	411,306	Spl Credit	Total:	411,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5042.000	416,500	4,400	411,300	832,200		28561
							GIS Ref
							GIS Ref
Total Card	0.116	416,500	4,400	411,300	832,200	Entered Lot Size	
Total Parcel	0.116	416,500	4,400	411,300	832,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		355.03	/Parcel: 355.03	Land Unit Type:	Insp Date
							11/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	416,500	4400	5,042.	411,300	832,200		Year end	12/23/2021	PRINT	
2021	104	FV	397,700	4400	5,042.	411,300	813,400		Year End Roll	12/10/2020		Date
2020	104	FV	398,300	4400	5,042.	411,300	814,000	814,000	Year End Roll	12/18/2019	12/29/21	23:08:34
2019	104	FV	309,100	4400	5,042.	437,000	750,500	750,500	Year End Roll	1/3/2019	LAST REV	
2018	104	FV	309,100	4400	5,042.	318,800	632,300	632,300	Year End Roll	12/20/2017		Date
2017	104	FV	290,100	4400	5,042.	277,600	572,100	572,100	Year End Roll	1/3/2017	02/11/21	17:43:26
2016	104	FV	290,100	4400	5,042.	236,500	531,000	531,000	Year End	1/4/2016	mmcmakin	
2015	104	FV	258,800	4400	5,042.	231,400	494,600	494,600	Year End Roll	12/11/2014		

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2020	Mail Update	JO	Jenny O
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/30/2009	Meas/Inspect	163	PATRIOT
3/1/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	28561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

